

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Tracy E. Beaver aka Tracy E. Beaver McKeon
Debtor(s)

CHAPTER 13

U.S. Bank National Association, as Trustee for
Harborview Mortgage Loan Trust 2005-3, Mortgage
Loan Pass-Through Certificates, Series 2005-3
Movant

NO. 18-14089 ELF

vs.

Tracy E. Beaver aka Tracy E. Beaver McKeon
Debtor(s)

11 U.S.C. Sections 362 and 1301

Michael McKeon

Co-Debtor

William C. Miller Esq.

Trustee

ORDER

AND NOW, this 25th day of Sept. , 2018 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: the Motion for Relief from the Automatic Stay under 11 U.S.C. Section 362, is **GRANTED** and the automatic stay is **MODIFIED** with respect to the subject premises located at 1707 Chantilly Lane, Chester Springs, PA 19425 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK
U.S. BANKRUPTCY JUDGE**